



TRANSWESTERN

REAL ESTATE
SERVICES

8805

Arizona Pain Treatment Centers

Minimally Invasive Spine

Arizona Analytical Laboratory

AZ Pain Medicine Clinic

8805

N 23RD AVE, PHOENIX AZ 85021

FOR LEASE

PHOENIX MEDICAL OUTPATIENT BUILDING

CURRENT TENANTS:



AZPTC



MINIMALLY
INVASIVE

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PROPERTY OVERVIEW



AVAILABLE:

Suite 100: $\pm 2,785$ SF
Suite 120: $\pm 4,400$ SF
Suite 140: $\pm 3,660$ SF



LEASE RATE:

\$22.00 NNN

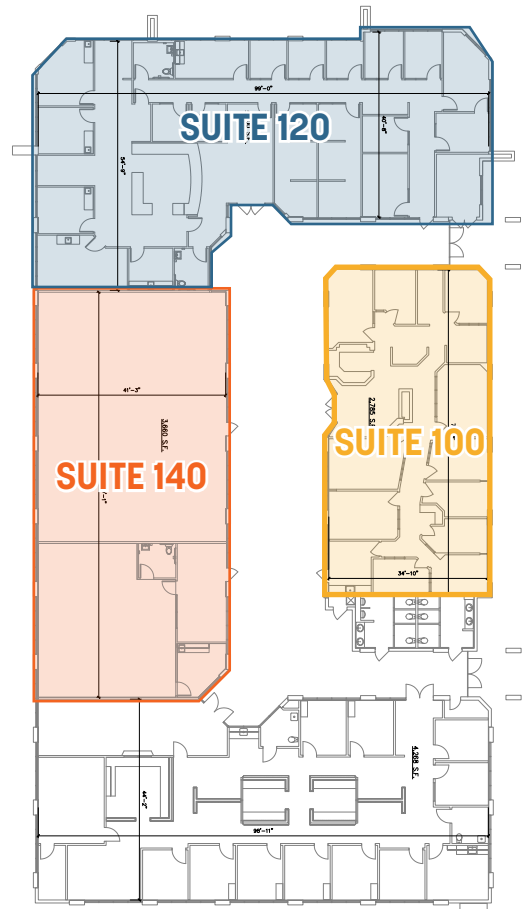


PARKING:

4.15/1,000 SF

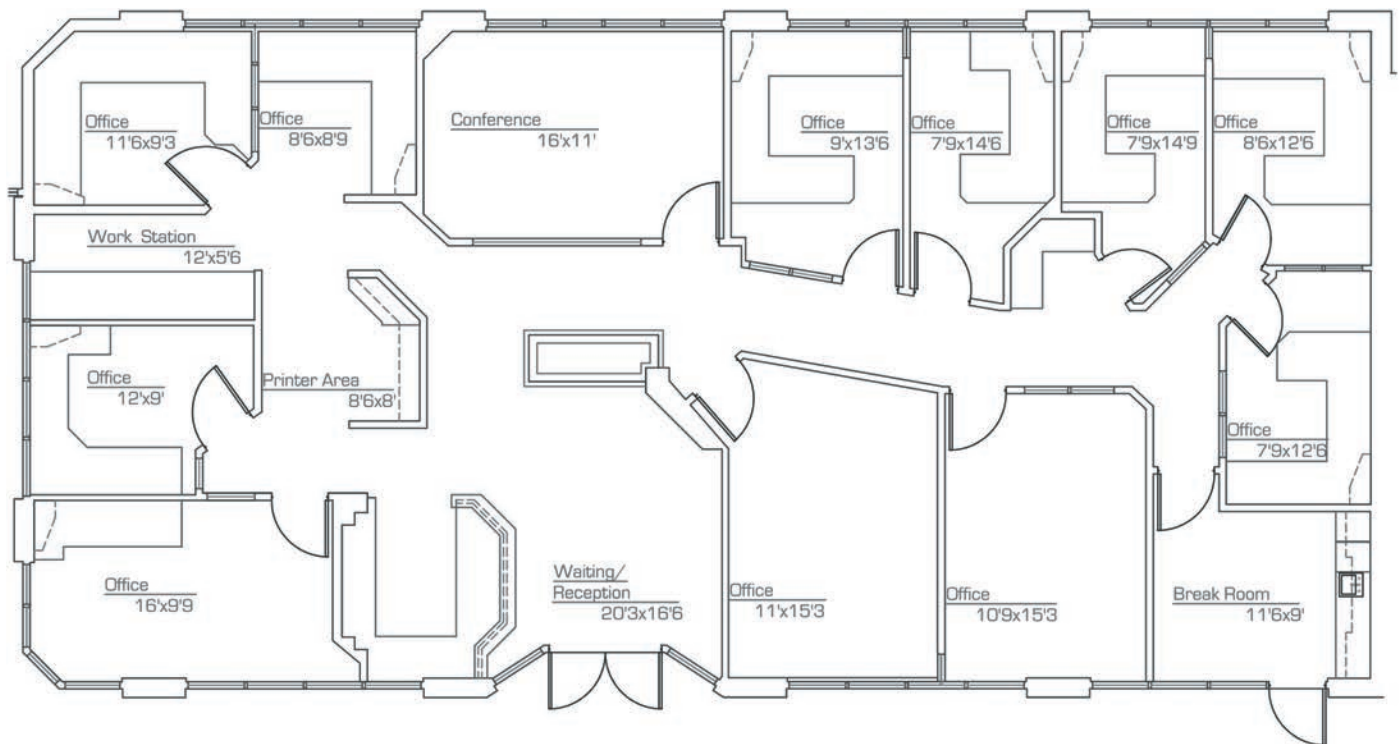


- » Property is located close to major retailers such as Walmart Supercenter
- » Close proximity to Abrazo Central Campus and HonorHealth John C. Lincoln Medical Center
- » Easy freeway access to I-17
- » Monument signage available
- » 37 surface parking spaces, 30 covered parking spaces available at \$35.00/space/month



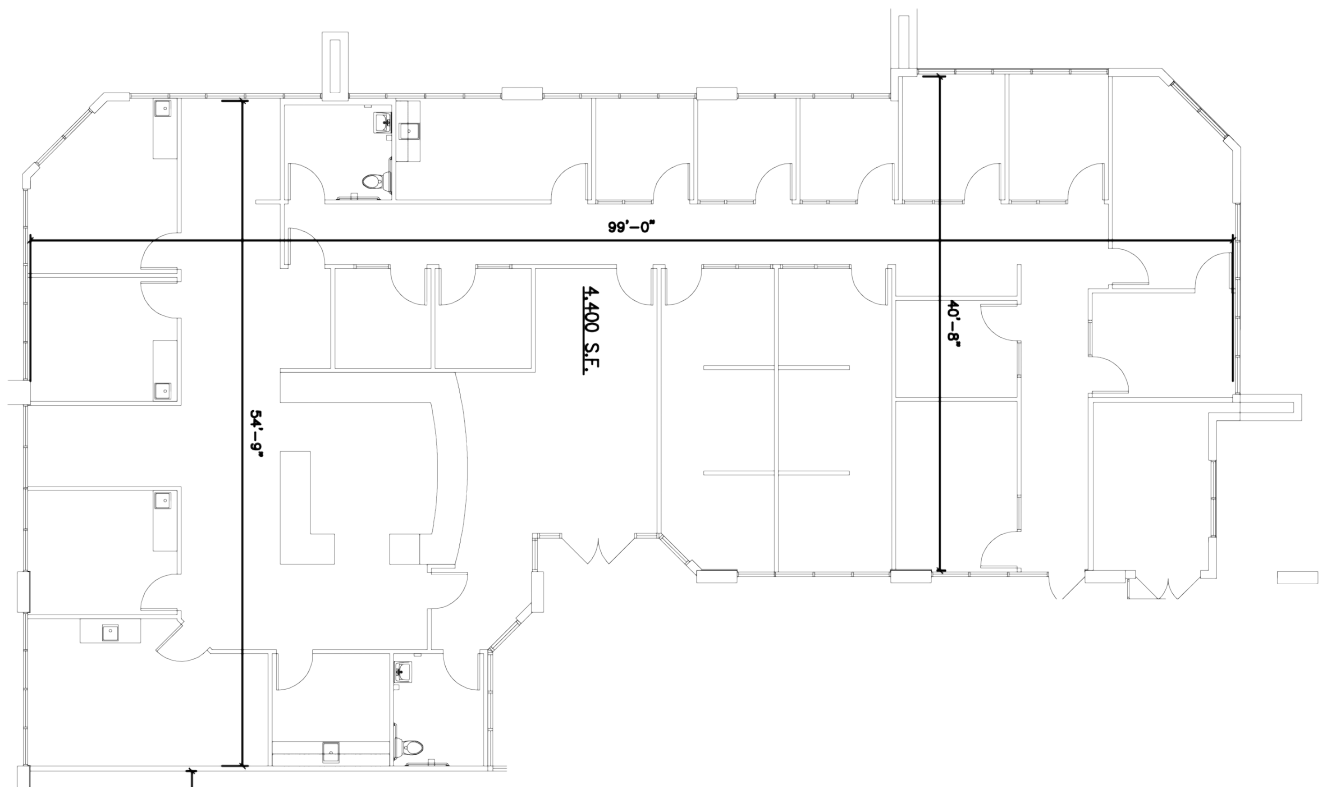
FLOORPLAN - SUITE 100

±2,785 SF



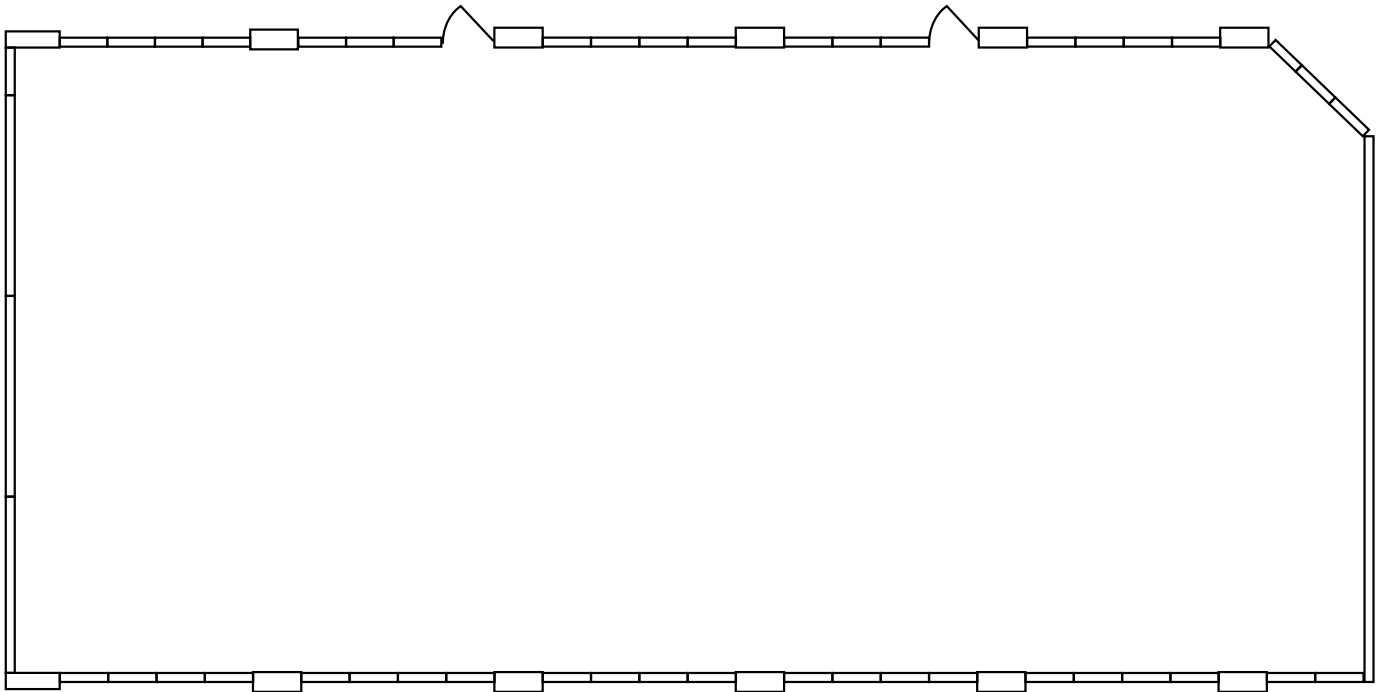
FLOORPLAN - SUITE 120

±4,400 SF



FLOORPLAN - SUITE 140

±3,660 SF



AERIAL OVERVIEW



	1 MILE	3 MILES	5 MILES
2024 Population	20,483	176,894	455,568
Growth 2024-2029	1.7%	1.6%	1.6%
2024 Households	8,579	66,554	171,004
Median Income	\$45,929	\$54,037	\$57,385



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